



CIVIL DESIGN ADVANTAGE L.L.C.

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AUG 25 2016

CITY OF ANKENY

August 24, 2016

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Deb Gervais
City of Ankeny
Planning & Building Department
220 West 1st Street
Ankeny, Iowa 50021

RE: Trestle Crossing Plats 2 & 3 Preliminary Plat

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of CD Developer LLC, we respectfully submit herewith the Trestle Crossing Preliminary Plat in request for approval. This property consisting of 42.8 acres is located east of NW Irvinedale Drive and north of the existing High Trestle Trail. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the R-3 Multiple-Family Residential District. This project features the construction of 123 single family lots and 1 outlot for the development of a pond/open space to be owned and maintained by a private homeowner's association. We would also like to request City cost participation for the construction of the 12-inch watermain and 8 foot wide sidewalks along NW Irvinedale Drive.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike, P.E.